

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY


APR 17 1986

UNIVERSITY OF CALIFORNIA

FINAL
HOUSING ELEMENT
TO THE GENERAL PLAN

CITY OF PINOLE

ADOPTED AUGUST 16, 1976



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C124885170>

TABLE OF CONTENTS

	<u>Page</u>
I Introduction	1
II Goals and Policies	1
A. Goals	1
B. Policies	2
III Demographic Profile of the Community	2
A. Population Characteristics	3
1. Age	3
2. Minority Population	3
3. Educational Achievement	3
4. Income	3
5. Employment Location	4
B. Housing Characteristics	4
1. Changes in Housing Supply	4
2. Housing Condition	4
3. Type of Housing	4
4. Dwelling Unit and Household Size	4
5. Length of Time at Present Address	5
6. Housing Costs	5
7. Potential Units and Existing Sites	5
IV Positive Aspects of Housing in Pinole	6
V Primary Considerations in Implementing the Housing Element Goals	7
VI Recommendations to Achieve Goals	8
VII Conclusion	10
VIII Environmental Impact Report	12
3 Tables - Statistical Summaries	

I INTRODUCTION

One of the most important components of Pinole's residential environment is its housing. Pinole's homes, open space, and natural characteristics combine to make it an attractive residential community and a desirable place to live. But in order to keep its attractiveness and retain the quality of its housing environment, Pinole must establish goals and policies directed toward the maintenance and improvement of housing in the community.

This is the purpose of the housing element. It defines the housing environment and specifies goals and policies to meet the housing needs defined. Where possible, it includes specific recommendations for achieving these goals. The California Legislature stipulates a housing element should also include standards and plans for the improvement of housing, for the provisions of adequate sites for housing, and should endeavor to meet the housing needs of all economic segments of the community.

The housing element is not intended to be an inflexible or exhaustive policy document. Its recommendations simply form the base from which to work to meet present and future housing needs. To remain current and applicable to the community as time goes on, the element requires regular updating and systematic reevaluation to reflect the changing social, economic, and physical conditions in Pinole.

II GOALS AND POLICIES

The following are the goals and policies of the Pinole Housing Element as established by the City Council. They are based on the California's General Plan Guidelines and information provided by the Contra Costa County Special Census, community workshops, and recommendations and input from the Pinole Vista Redevelopment Project Citizen's Advisory Committee. Also, these goals and policies are consistent with pertinent regional housing goals and policies adopted by ABAG in Phase I of the Regional Housing Element, 1975.

A. GOALS

1. To promote the provision of adequate housing for all persons regardless of income, age, sex, race, or ethnic background.
2. To promote the provision of housing selection, by location, type, price, and tenure.
3. To promote the open and free choice of housing for all.
4. To provide a guide for municipal decision making and anticipate how these decisions will effect the quantity and quality of housing available in Pinole.
5. To preserve the natural, open image and character of Pinole as much as possible given the community's ability to control or influence patterns of development.

6. To maintain the lifestyle characteristics of Pinole by encouraging the maintenance of existing housing stock and preserving the amenities of existing neighborhoods for family living.
7. To maintain high standards of quality for all residential development.
8. To promote the development of new housing only when it is in harmony with the natural environment and justified economically from the standpoint of the City.
9. To promote energy conserving devices and construction practices.

B. POLICIES:

In order to work toward these goals, the City should subscribe to the following policies:

1. To encourage the maintenance and upgrading of existing housing stock and the rehabilitation of those units which are deteriorating or dilapidated.
2. To preserve the quality and identities of residential neighborhoods.
3. To support methods of maintaining and expanding housing opportunities for the elderly, young, and others who need less costly housing, while retaining the existing standards of quality.
4. To continue review of residential development, especially in areas of seismic, geologic, slope stability, or flooding concern.
5. To define and implement a strategy which will allow future development to be self-supporting; i.e., in the services and amenities it requires.
6. To define and implement design controls for development which respond to the community's preservation, image, and open space goals.
7. To provide adequate transportation alternatives which improve accessibility of residential neighborhoods to the community and beyond, while maintaining neighborhood integrity.
8. To provide convenient and pleasant recreational, civic, and commercial facilities to support the residential qualities of Pinole.

III DEMOGRAPHIC PROFILE OF THE COMMUNITY

The present housing situation in Pinole relates positively to many of the goals and policies outlined above. The following is a discussion of the population and housing characteristics of Pinole. Much of it is based on the results of the Pinole Vista Redevelopment Area Study. Except where indicated, the statistics used were from the April 1975 Contra Costa County Special Census.

A. POPULATION CHARACTERISTICS

Pinole is a quality suburban community of 15,337 people (April, 1975) on 4.57 square miles of land. Dramatic vistas and extensive open space separate Pinole physically and visually from the continuous urbanization along San Francisco Bay. The Interstate 80 freeway (I-80), connecting San Francisco with Sacramento, essentially divides the City into two nearly equal sections, both from the standpoint of geography and population.

1. Age. (See Table I)

The community's various amenities attract many families with school-age children. As a result, 36.8% of Pinole's population is under age 18. Pinole Valley (southern portion) has the greatest proportion of young people; 40% of its residents are under 18, while less than 34% of the population on the north or bayside of the freeway is under 18.

Only 5.3% of the residents of Pinole are between 20 and 25 years of age. This compares to 7.1% in the County. The primarily single-family housing in the community is larger and more expensive than single individuals or young married couples can often afford.

Senior citizens comprise a small but important part of the community in Pinole. Many are long-term residents who came here before the town began to grow and who still live in the same house where they raised their families. Approximately 432 residents are 65 or over.

2. Minority Population. (See Table II)

Ten percent of Pinole's households identify with some minority group. But no minority group predominates over another. Less than 2% of the households in Pinole are of Black-Negro origin, 2.7% are of Latin or Mexican-American origin, 2.6% oriental and 2.6% are from other backgrounds. Only .3% of the Pinole households are American Indian.

3. Education Achievement.

Pinole's head of households have reached an average level educational achievement. The heads of households City-wide average one year of education beyond high school. This compares to a 13.1 years of school achieved by the County.

4. Income. (See Table III)

The average household income in Pinole is 9% higher than the County average. In 1974, (the income year used in the 1975 census and latest figure available) it averaged \$17,653 compared to \$16,156 in Contra Costa County. Pinole Valley households earned more than others in the community. The Pinole Valley average was \$20,024 per year; the rest of the town averaged \$15,916 per year. The differences in income indicates that Pinole Valley attracts residents with greater earning power than other parts of town. This is probably because the housing in the Valley is larger, newer, and more expensive to support

than the majority of the housing on the Bay side of the freeway. This is also reflected in their value.

5. Employment Location. (See Table IV)

Over 14% of the heads of households in Pinole are not in the work force. Most of those who are employed work in West Contra Costa County (48%). Only 4.0% of the City's employed heads of households work right here in Pinole. More than half of the potential second wage earners of households in Pinole are not employed. Those who are employed tend to work close to home.

B. HOUSING CHARACTERISTICS

1. Changes in Housing Supply.

The population in Pinole grew from 6,064 people in 1960 to 15,337 in 1975. This was an increase of 153%. Along with the growth in population came a commensurate growth in the number of housing units built. Over 92% of the housing in the City has been built in the past 26 years and over 60% in the last 16 years. Nearly all of the newer housing in Pinole was constructed in large, single-family tract subdivisions where whole areas were developed at once. Architecturally, the houses in these subdivisions are very homogeneous in design. The residential areas of Pinole Valley are almost entirely developed in this way.

The Bay side of town has been less uniformly developed. Here, one can find some of the original buildings in Pinole. The intersection of Tennent and San Pablo is the crossroad from which the town originally grew. This area is known as "Old Town" to residents of the community.

2. Housing Condition. (See Table V)

Housing in Pinole is in good condition. Only 40 housing units out of 4,712 sampled (less than 1%) were listed as anything other than sound in the April 1975 Contra Costa County Special Census. Thirty-three were listed as deteriorating (.7%), 3 were listed as dilapidated (.06%). Two were listed as being a unit of inadequate original construction (.04%), and 2 were listed as undergoing extensive repairs (.04%).

3. Type of Housing. (See Table VI)

82.32% of the housing units in Pinole are single-family units. Only 6.42% of the housing units are built as duplexes, tri-plexes or fourplexes. 11.26% are built as multiples of five or more. With 4,847 total housing units in Pinole, 2.6% of them were vacant in 1975.

4. Dwelling Unit and Household Size. (See Tables VII and VIII)

Housing units in Pinole are large, middle-class, and family oriented. Pinole Valley dwellings are consistently larger than those

in the remainder of the City. They average 3.4 bedrooms per unit, while housing units on the bay side of the freeway average 2.75 bedrooms. The City averages 3.1 bedrooms per housing unit as a whole.

Pinole Valley has a larger number of people per household, as well. The Valley averages 3.56 persons per household, while the rest of the community averages only 3. The average household size, county-wide, is 2.9 persons per housing unit. The results of the census show that the average number of bedrooms in each housing unit is proportional to the number of people living there. It appears there is no real problem of over-crowded housing in the community.

5. Length of Time at Present Address., (See Table IX)

The residents of Pinole have lived an average of 6.4 years at their present address. This is not a long time (Contra Costa County averaged 7.3 years) but is a reflection of the relative newness of many of the housing units in town.¹ Most of Pinole's residents are interested in making the community their home, however.

Over 77% of the dwellings in Pinole are owner-occupied.

6. Housing Costs. (See Table X)

The City-wide sampled average monthly housing payment in 1975 was approximately \$222 per month. Pinole Valley's is \$258 per month and the bay side of the freeway's average is \$196.70 per month.

It is generally accepted that households can afford up to 25% of their income toward housing. Given each area's average monthly income in 1974, Pinole Valley households should be able to spend up to \$417.16 (25% of \$1,668.67) per month to pay for housing, and the rest of Pinole can afford approximately \$331.58. With only one area in the City's payment averaging more than \$300.00, very few households are presently paying more than they can afford for housing. As a result, there is more disposable (discretionary) income remaining to be used for other things.

However, this low monthly housing cost is a reflection of the average Pinole household not having moved in 6.4 years.* Their monthly housing payments were established before the cost of housing began to go up. Since 1972, the price of a house in Pinole has continued to climb. Many homes have increased in value 50%.

7. Potential Units and Existing Sites.

As per the January 1976 Public Works Department estimate, development of vacant residential land in Pinole and Pinole's Sphere of Influence, would provide for an additional 2,000 housing units and 7,000 people, for an ultimate Pinole population of 22,000.

¹Contra Costa County 1975 Special Census

*See Table IX

There are no presently uninhabited, unlivable housing units in Pinole to rehabilitate and return to the housing supply. One special project has been proposed through the Federal Section 8 Housing Program for 117 Senior Citizen units. But the site was not approved by the Housing and Urban Development Department (HUD) as sufficiently competitive with other sites proposed in the region.

IV. POSITIVE ASPECTS OF HOUSING IN PINOLE

Pinole's housing situation is presently consistent with the goals and policies of the housing element in the following ways:

A. The General Maintenance Level of Housing Units in Pinole is Very High.

Pinole neighborhoods are characterized by well maintained houses and yards. Most City residents care about the looks of their community. Few structures appear to be deteriorating or delapidated. Those that are have yet to seriously affect most of the City's residential neighborhoods. Their appearance poses only immediate impact to the area close by.

B. The City Maintains a Diligent Code Implementation and Enforcement Policy.

The building, fire and planning departments subscribe to modern, up-to-date fire, zoning and building codes, which are strictly applied and enforced. This has produced an orderly, well-built and desirable community, which is maintained through continued efforts on the part of City Staff and residents at large. Special care is taken to review development proposed for the area in any of the special study zones.

C. Pinole Contains Housing of a Variety of Types and Sizes.

Although the majority of housing in Pinole is single-family, multi-unit housing and condominiums can be found in different areas of the community.** Smaller single-family homes were developed in many of the older subdivisions. Multi-family units range from small duplexes to apartment complexes composed of close to 250 units.

D. The City Has Undertaken a Large Redevelopment Project Which Includes the Formal Adoption of Urban Design Concepts and Development Plans for a Large Portion of the Community.

Many goals and policies of the housing element were developed in this plan. They include: preservation of existing open space; preservation of the natural, semi-rural image and character of Pinole; provisions for community services to meet defined needs; justification of new development only when it is warranted economically from the standpoint of the City; design criteria for new development; recognition of the need for a strategy of controlled growth for the community; and promotion of the development of an adequate transportation network throughout the City.

Specific recommendations are made for land use, open space and recreation,

** See Table VI

transportation, and development strategy. Further guidelines for public improvements and criteria for private development are established for the waterfront area, Old Town, Pinole Valley, the Commercial Park/Tara Hills/Appian Way area, and the East Bluff and Walden-Alberdan areas. Many of these address the specific problems identified later in this document and should be followed.

E. The City is Participating and Receiving Money Under the Housing and Community Development Act of 1974.

During the fiscal year 1976-1977, Pinole is utilizing approximately two-thirds of its \$60,000 allocation to establish a housing rehabilitation program. The program may involve either a grant and/or low interest loan system and is intended to be a one-year pilot project. Additionally, residents of Pinole, who qualify, are able to apply for rental subsidies through the Section 8 Housing Program which can be applied toward housing anywhere in Contra Costa County. Also, the Pinole Redevelopment Agency has allocated \$50,000 for a rehabilitation program.

F. There is a High Level of Homeownership in Pinole.

This is an indication of stability and a willingness to invest one's personal future in the community. As a result, there is a greater degree of citizen awareness and community pride among the residents.

Seventy-seven per cent of the housing units in Pinole are owner-occupied, 22% of them are renter-occupied. This compares with Contra Costa County average of 70% owner-occupied and 29% renter-occupied.

V. PRIMARY CONSIDERATIONS IN IMPLEMENTING THE HOUSING ELEMENT GOALS ***

- A. Loss of the Rural Community Character, Open Space and Land for Recreational Facilities.
- B. Maintenance of Pinole's Heritage Through Preservation of Homes and Structures of Architectural or Historical Significance.
- C. Conservation of Existing Housing Stock to Maintain or Improve Present Conditions as Homes Become Older, More Valuable, and More Expensive to Maintain.
- D. The Rising Costs of Providing Services to a Predominantly Residential Community.
- E. Rising Housing Costs.
- F. Lack of Neighborhood Identification.
- G. The Costs of Improved Public Facilities to Serve the Residents of Pinole.
- H. Traffic on Residential Streets and Lack of Alternative Modes of Transportation.

***These considerations refer to housing problems in the community and obstacles which interfere in the achievement of the Housing Element Goals.

VI. RECOMMENDATIONS TO ACHIEVE GOALS

The following are recommended courses of action to meet the primary considerations that have been defined. They will become the Housing Program of the City of Pinole.

A. To Preserve Rural Character and Open Space:

1. New residential development should be required to retain the natural resources and beauty around them wherever possible.
2. The integrity of the slopes and hilltops should be retained.
3. The development density of three to seven units per acre in areas designated for residential, and other land use and open space recommendations of the Redevelopment Project's Urban Design and Development Plan should be adhered to.
4. Residential development should be properly located to respect the natural features of the landscape.
5. Design Review should be improved to include provisions for regulating the design of proposed projects on the basis of the existing characteristics of the area around them. A design direction desired for each area should be established to enable a person building in a particular location to know the desired design criteria in advance. The design concepts suggested in the Pinole Vista Redevelopment Project Preliminary Final Report are good examples of what can be done.

B. Maintaining Community Heritage:

There are a number of older homes and structures in Pinole. They provide a unique flavor and character to the community and represent the heritage left by Pinole's original residents. Because preservation of these structures and their unique qualities is important to maintaining the image of Pinole, a historical preservation ordinance has been drafted by the Community Development Department. It is now undergoing study by the Historical Society and the Pinole Planning Commission. It puts into law specific procedures for review of proposed projects which will affect any structure that has been signified as falling within the confines of a designated historical preservation district. Speedy adoption of this or a similar type of document is necessary if Pinole is to preserve its historical housing stock and the image and character of the community.

C. Conservation of Existing Housing Stock:

Except for a few instances, housing in Pinole is basically quality housing in good condition. As these homes get older, it is important that these conditions remain that way. A regular maintenance and housing conservation program should be pursued by Pinole.

1. The City should continue to urge all residents to adopt a program of regular building and ground maintenance.
2. Owners of those homes which are deteriorating and dilapidated should be contacted and individually required to bring their structures up to code.

3. Those in need should be urged to apply for housing rehabilitation loans and/or grants under the Housing and Community Development Act program in Pinole.

D. Supporting the Costs of Providing Services to Housing:

The cost of providing city services to a predominantly residential community; i.e., a community that does not have a broad tax base (commercial and industrial development) is an ongoing problem. Inflation continues to escalate costs at a faster rate than the tax base can reasonably recoup.

1. The City should move to implement the recommendations of the Urban Design Development Plan. Through redevelopment, additional commercial development will be generated and some of the burden of supporting public services can be shifted from increased dependency on the property taxes to revenue from sales taxes generated by regionally-drawn new businesses.
2. The City should continue to operate in the most efficient and cost-effective ways to provide the services the community needs and wants, while holding the line on unnecessary expenditures.

E. Mitigating the Rising Cost of Housing in Pinole:

1. The City should investigate various tax relief programs that may be applicable to reduce the costs of housing.
2. Local property tax relief measures may be in order; i.e., promoting additional commercial sales tax sources and providing the most cost effective public services.
3. The City should continue to work toward bringing further rental subsidy opportunities and new owner-and-renter-occupied subsidy programs to Pinole. These efforts should be in keeping with other goals, policies, and recommendations outlined in this report.

F. Improvement of Public Facilities to Serve Residents:

When financing becomes available:

1. Support the Recreation Department's efforts to:
 - a. Assess the recreation needs and desires of Pinole's residents and match them with existing resources.
 - b. Develop a comprehensive recreation program to meet as many of the unmet needs as financially possible.
 - c. Relate the type, location, and size of recreational areas and facilities to the total community pattern.
 - d. Plan areas and facilities in relation to the social and economic characteristics of the community.

- e. Pay due regard for the full potential use of existing and available physical resources.
- f. Provide, through areas and facilities, the programs which serve the interests and the needs of all the people.
2. Follow the recommendations of the Urban Design and Development Plan that pertain to community facilities.
3. Consider possible alternatives fiscally available to improve and expand City Hall Plaza and the services it provides.

G. Reduce Traffic on Residential Streets and Improve Available Transportation Alternatives:

1. Traffic should be discouraged as much as possible from residential streets.
2. New commercial development should be planned around the use of only certain arterial corridors.
3. Children, housewives, and senior citizens, should be within walking distance of bus stops, schools and shops.
4. Commuters should be able to easily reach the BART feeder system and its hours should be increased to correspond to BART overall hours of operation.
5. A shuttle bus at regular intervals throughout the City as well as hiking and biking trails would be desirable.

VII CONCLUSION

"The City is working with other agencies and governments to coordinate the various housing planning efforts that may have local impact. These agencies and planning efforts include: Contra Costa County, on the Housing Element and implementation of the County Housing and Community Development Program; Association of Bay Area Governments (ABAG), on the Regional Housing Element Phase I & II; Contra Costa County Housing Authority, on the Section 8 Housing Program; and HUD, on the Housing & Community Development Act; Pinole Redevelopment Agency on rehabilitation program.

The City is also correlating the Housing Element with Pinole policy documents. The Housing Element was developed with consideration of the General Plan, its existing elements, the Redevelopment Plan, and the Redevelopment Study. Implementation of the recommendations of the Housing Element should also be undertaken with the provisions of these documents in mind. The Pinole Planning Commission will be responsible for maintaining data and records documenting the housing conditions in Pinole. It shall also be responsible for providing annual citizens review of the document each September, and a biennial printed update to document changes, progress, and to reflect new plans.

A number of obstacles face the achievement of the recommendations of the Housing Element. Interest rates and construction costs are high, inflating the price of housing. Property taxes seriously affect the households with limited

and fixed incomes. The volume of Federal housing assistance is totally inadequate to meet the current needs, and development pressures continue to threaten the open space and rural character of the community. In the face of these obstacles, the City must maintain its strong desire to conserve the high quality of housing and the natural amenities that make it unique. By implementing the above recommendations, careful planning, and the continued strong citizen concern of its residents, Pinole can begin to achieve its desired goals.

SECTION VIII
ENVIRONMENTAL IMPACT REPORT
(EIR 76-14)

Section 15148 of the Revised State Guidelines for Implementation of the California Environmental Quality Act requires that all General Plan Element contain a cover sheet identifying where the General Plan document addresses each of the required environmental impact topics. The section titles listed below identify where information is located on the various required EIR points for the Housing Element of the Pinole General Plan.

Description of Project	Section I: Introduction
Description of Environmental Setting	Section III: Demographic Profile
Environmental Impact	Section VI: Recommendations for Problem Areas
Adverse Environmental Effects	None Identified
Alternatives	Section VI: Recommendations for Problem Areas
Short & Long Term Relationships	Section II: Goals and Policies IV: Recommendations for Problem Areas
Irreversible Environmental Changes	Section II: Goals and Policies IV: Recommendations for Problem Areas
Growth Inducing Impacts	Section II: Goals and Policies VI: Recommendations for Problem Areas

July 9, 1976

TABLE I

AGE

	PINOLE		CONTRA COSTA CO.	
Population	Count	Percent	Count	Percent
Pre-School (0-4)	986	6.4	37,620	6.5
School Age (5-17)	4663	30.4	145,504	25.1
Young Adt. (18-24)	1318	8.6	60,194	10.4
Adult (25-44)	5205	33.9	166,532	28.7
(45-64)	2736	17.8	125,078	21.5
Senior Citizens 65+	432	2.8	45,591	7.9
TOTAL	15,337	100.0 %	580,519	100 %

TABLE II

RACIAL / ETHNIC IDENTITY

	PINOLE		CONTRA COSTA COUNTY	
Households	Number	Percent	Number	Percent
White/Caucasian	3329	90%	145,879	86.9%
Black/Negro	66	1.8%	10,537	6.3%
Mexican & Latin American	102	2.7%	5,638	3.3
Oriental	94	2.6	2,034	1.8
Other	108	2.9	2,784	1.7
	3699	100% of those counted	167,872	100 % of those counted
	(76.3% Sampled)		(78.7% Sampled)	

TABLE III
AVERAGE HOUSEHOLD INCOME 1974

CATEGORIES	PINOLE HOUSEHOLDS (% Sampled = 54.6%)		CONTRA COSTA COUNTY HOUSEHOLDS (% Sampled = 56.4%)	
	NUMBER	PERCENT	NUMBER	PERCENT
Less than \$3000	62	2.3	8,703	7.2
\$3000 - 5,999	99	3.7	10,413	8.7
\$6000 - 8,999	177	6.7	10,742	8.9
\$9000 - 11,999	278	10.5	13,632	11.3
\$12000 - 14,999	394	14.9	16,541	13.8
\$15000 - 19,999	690	26.1	22,314	18.5
\$20000 - 24,999	554	20.9	17,152	14.3
\$25000 - 29,794	225	8.5	9,032	7.5
\$30000 or more	166	6.3	11,767	9.8
TOTAL	2645	100% of those sampled	120,296	100% of those sampled

6/28/76

6/28/76

TABLE IV
EMPLOYMENT LOCATION

EMPLOYED HEAD OF HOUSEHOLDS

PINOLE
(% Sampled = 76.1%)

CONTRA COSTA COUNTY
(% Sampled = 79.6%)

EMPLOYMENT LOCATION	NUMBER	PERCENT	NUMBER	PERCENT
City of Residence	126	4.0%	23267	18.9%
West Contra Costa County	1512	48.0	12444	10.1%
Balance of Contra Costa County	136	4.3%	30337	24.7%
Alameda County	742	23.5%	28084	22.9%
San Francisco	311	9.9%	18588	15.1%
Other Areas	325	10.1%	10167	8.3%
Total Employed	3152	100%	122,887	100%
Un-employed, retired or out of work	540	14.6%	46,917	27.6%
Total heads of households sampled	3692		169,804	
<u>EMPLOYED 2nd WAGE EARNERS</u>	(71.8% Sampled)		(64.3% Sampled)	
City of Residence	129	8.2%	14,722	26.8%
West Contra Costa County	856	54.7%	5,801	10.6%
Balance of Contra Costa County	65	4.2%	18,890	34.4%
Alameda County	314	20.0%	9,157	16.7%
San Francisco	107	6.8%	3,961	7.2%
Other Areas	93	5.9%	2,314	4.2%
Total Employed	1564	100%	54,845	100%
Un-employed, retired, or out of work	1918	55%	82,415	60.0%
Total Heads of Housholds Sampled	3482		137,260	

TABLE V

EXTERNAL HOUSING CONDITION

HOUSING CONDITION	HOUSING UNITS			
	PINOLE		CONTRA COSTA COUNTY	
	Number	Percent	Number	Percent
Sound	4672	99.2%	194,892	97.1%
Deteriorating	33	.7%	5,263	2.6%
Dilapidated	3	.1%	435	.2%
Other	4	.1%	123	.1%
Total Sampled	4712	100%	200,713	100%
Total Housing Units	4847	97.2%	213,403	94.1%
Percent Sampled				

TYPE OF HOUSING

TABLE VI

STRUCTURES	HOUSING UNITS			
	PINOLE		CONTRA COSTA COUNTY	
	Number	Percent	Number	Percent
Single - Family unit	3990	82.3%	149,264	69.9%
2 - 4 unit structures	311	6.4%	23,523	11.0%
5 + unit structures	546	11.3%	35,285	16.5%
Subtotal	4847	99.98%	208,072	97.5%
Mobile Homes	1	.02%	5,216	2.4%
Miscellaneous	0	0.0%	115	.1%
Total Sampled	4848	100%	213,403	100%
Total Housing Units	4848	100%	213,403	100%
Percent Sampled				

6/28/76

TABLE VII

DWELLING UNIT SIZE

Number of Bedrooms	HOUSING UNITS			
	Pinole		Contra Costa County	
	Number	Percent	Number	Percent
One Bedroom	132	3.6	15,957	9.9
Two Bedrooms	614	17.0	48,553	30.0
Three Bedrooms	2008	55.5	65,666	40.6
Four Bedrooms	806	22.3	26,523	16.4
Five Bedrooms	47	1.3	3,832	2.4
Six Bedrooms	8	.2	481	.3
Seven Bedrooms	0	0.0	111	.1
Eight Bedrooms	2	.1	110	.1
Studio	1	.0	679	.4
Total Housing Units Sampled	3618	100%	161,912	100%
Total Housing Units	4848		213,403	
Percent Sampled		74.6		75.87%
Average No. of Bedrooms	3.1		2.7	

TABLE VIII

HOUSEHOLD SIZE

Persons Per Occupied Housing Unit	Pinole	Contra Costa County
	3.1	2.9

6/28/76

TABLE IX

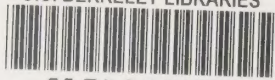
LENGTH OF TIME AT PRESENT ADDRESS

TIME	HOUSEHOLDS			
	PINOLE		CONTRA COSTA COUNTY	
	Number	Percent	Number	Percent
Less than 6 months	273	7.6	15,802	9.9
6 mos. up to 1 year	436	12.1	19,504	12.2
1 but less than 3	738	20.5	32,006	20.0
3 but less than 5	461	12.8	19,179	12.0
5 but less than 7	318	8.8	12,785	8.0
7 but less than 10	439	12.2	14,605	9.1
10 but less than 15	547	15.2	17,911	11.2
15 but less than 20	245	6.8	9,852	6.2
20 years +	149	4.1	18,282	11.4
Total Sampled	3606	100%	155,653	100%
Total Housing Units	4848		213,403	
Percent Sampled		74.3		72.9
Average # of Years	6.4		7.3%	

TABLE X

TOTAL MONTHLY HOUSING PAYMENT

DOLLARS	HOUSEHOLDS			
	PINOLE		CONTRA COSTA COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
\$0 - 49	63	2.1	7,064	5.2
\$50 - 99	151	5.0	14,000	10.3
\$100 - 149	282	9.3	19,671	14.4
\$150 - 199	823	27.1	29,773	21.9
\$200 - 249	741	24.4	23,313	17.1
\$250 - 299	468	15.4	15,840	11.6
\$300 - 399	418	13.8	15,966	11.7
\$400 - 499	71	23	5,930	4.4
\$500 or more	18	.6	4,659	3.4
Total Sampled	3035		136,215	100%
Total Housing Units	4848		213,403	
Percent Sampled		62.6		63.8%
Average Housing Payment	\$222		\$215	



C124885170

1970-1971

1970-1971		1971-1972		1972-1973
1970-1971	1971-1972	1970-1971	1971-1972	
1.0	100.0	1.0	100.0	1.0 - 100.0
2.0	200.0	2.0	200.0	2.0 - 200.0
3.0	300.0	3.0	300.0	3.0 - 300.0
4.0	400.0	4.0	400.0	4.0 - 400.0
5.0	500.0	5.0	500.0	5.0 - 500.0
6.0	600.0	6.0	600.0	6.0 - 600.0
7.0	700.0	7.0	700.0	7.0 - 700.0
8.0	800.0	8.0	800.0	8.0 - 800.0
9.0	900.0	9.0	900.0	9.0 - 900.0
10.0	1000.0	10.0	1000.0	10.0 - 1000.0
11.0	1100.0	11.0	1100.0	11.0 - 1100.0
12.0	1200.0	12.0	1200.0	12.0 - 1200.0
13.0	1300.0	13.0	1300.0	13.0 - 1300.0
14.0	1400.0	14.0	1400.0	14.0 - 1400.0
15.0	1500.0	15.0	1500.0	15.0 - 1500.0
16.0	1600.0	16.0	1600.0	16.0 - 1600.0
17.0	1700.0	17.0	1700.0	17.0 - 1700.0
18.0	1800.0	18.0	1800.0	18.0 - 1800.0
19.0	1900.0	19.0	1900.0	19.0 - 1900.0
20.0	2000.0	20.0	2000.0	20.0 - 2000.0
21.0	2100.0	21.0	2100.0	21.0 - 2100.0
22.0	2200.0	22.0	2200.0	22.0 - 2200.0
23.0	2300.0	23.0	2300.0	23.0 - 2300.0
24.0	2400.0	24.0	2400.0	24.0 - 2400.0
25.0	2500.0	25.0	2500.0	25.0 - 2500.0
26.0	2600.0	26.0	2600.0	26.0 - 2600.0
27.0	2700.0	27.0	2700.0	27.0 - 2700.0
28.0	2800.0	28.0	2800.0	28.0 - 2800.0
29.0	2900.0	29.0	2900.0	29.0 - 2900.0
30.0	3000.0	30.0	3000.0	30.0 - 3000.0
31.0	3100.0	31.0	3100.0	31.0 - 3100.0
32.0	3200.0	32.0	3200.0	32.0 - 3200.0
33.0	3300.0	33.0	3300.0	33.0 - 3300.0
34.0	3400.0	34.0	3400.0	34.0 - 3400.0
35.0	3500.0	35.0	3500.0	35.0 - 3500.0
36.0	3600.0	36.0	3600.0	36.0 - 3600.0
37.0	3700.0	37.0	3700.0	37.0 - 3700.0
38.0	3800.0	38.0	3800.0	38.0 - 3800.0
39.0	3900.0	39.0	3900.0	39.0 - 3900.0
40.0	4000.0	40.0	4000.0	40.0 - 4000.0
41.0	4100.0	41.0	4100.0	41.0 - 4100.0
42.0	4200.0	42.0	4200.0	42.0 - 4200.0
43.0	4300.0	43.0	4300.0	43.0 - 4300.0
44.0	4400.0	44.0	4400.0	44.0 - 4400.0
45.0	4500.0	45.0	4500.0	45.0 - 4500.0
46.0	4600.0	46.0	4600.0	46.0 - 4600.0
47.0	4700.0	47.0	4700.0	47.0 - 4700.0
48.0	4800.0	48.0	4800.0	48.0 - 4800.0
49.0	4900.0	49.0	4900.0	49.0 - 4900.0
50.0	5000.0	50.0	5000.0	50.0 - 5000.0
51.0	5100.0	51.0	5100.0	51.0 - 5100.0
52.0	5200.0	52.0	5200.0	52.0 - 5200.0
53.0	5300.0	53.0	5300.0	53.0 - 5300.0
54.0	5400.0	54.0	5400.0	54.0 - 5400.0
55.0	5500.0	55.0	5500.0	55.0 - 5500.0
56.0	5600.0	56.0	5600.0	56.0 - 5600.0
57.0	5700.0	57.0	5700.0	57.0 - 5700.0
58.0	5800.0	58.0	5800.0	58.0 - 5800.0
59.0	5900.0	59.0	5900.0	59.0 - 5900.0
60.0	6000.0	60.0	6000.0	60.0 - 6000.0
61.0	6100.0	61.0	6100.0	61.0 - 6100.0
62.0	6200.0	62.0	6200.0	62.0 - 6200.0
63.0	6300.0	63.0	6300.0	63.0 - 6300.0
64.0	6400.0	64.0	6400.0	64.0 - 6400.0
65.0	6500.0	65.0	6500.0	65.0 - 6500.0
66.0	6600.0	66.0	6600.0	66.0 - 6600.0
67.0	6700.0	67.0	6700.0	67.0 - 6700.0
68.0	6800.0	68.0	6800.0	68.0 - 6800.0
69.0	6900.0	69.0	6900.0	69.0 - 6900.0
70.0	7000.0	70.0	7000.0	70.0 - 7000.0
71.0	7100.0	71.0	7100.0	71.0 - 7100.0
72.0	7200.0	72.0	7200.0	72.0 - 7200.0
73.0	7300.0	73.0	7300.0	73.0 - 7300.0
74.0	7400.0	74.0	7400.0	74.0 - 7400.0
75.0	7500.0	75.0	7500.0	75.0 - 7500.0
76.0	7600.0	76.0	7600.0	76.0 - 7600.0
77.0	7700.0	77.0	7700.0	77.0 - 7700.0
78.0	7800.0	78.0	7800.0	78.0 - 7800.0
79.0	7900.0	79.0	7900.0	79.0 - 7900.0
80.0	8000.0	80.0	8000.0	80.0 - 8000.0
81.0	8100.0	81.0	8100.0	81.0 - 8100.0
82.0	8200.0	82.0	8200.0	82.0 - 8200.0
83.0	8300.0	83.0	8300.0	83.0 - 8300.0
84.0	8400.0	84.0	8400.0	84.0 - 8400.0
85.0	8500.0	85.0	8500.0	85.0 - 8500.0
86.0	8600.0	86.0	8600.0	86.0 - 8600.0
87.0	8700.0	87.0	8700.0	87.0 - 8700.0
88.0	8800.0	88.0	8800.0	88.0 - 8800.0
89.0	8900.0	89.0	8900.0	89.0 - 8900.0
90.0	9000.0	90.0	9000.0	90.0 - 9000.0
91.0	9100.0	91.0	9100.0	91.0 - 9100.0
92.0	9200.0	92.0	9200.0	92.0 - 9200.0
93.0	9300.0	93.0	9300.0	93.0 - 9300.0
94.0	9400.0	94.0	9400.0	94.0 - 9400.0
95.0	9500.0	95.0	9500.0	95.0 - 9500.0
96.0	9600.0	96.0	9600.0	96.0 - 9600.0
97.0	9700.0	97.0	9700.0	97.0 - 9700.0
98.0	9800.0	98.0	9800.0	98.0 - 9800.0
99.0	9900.0	99.0	9900.0	99.0 - 9900.0
100.0	10000.0	100.0	10000.0	100.0 - 10000.0